

Planning Statement

Application Background

1. This application is the subject of planning application no. A/YL-KTN/1025 which was approved for “Proposed Temporary Private Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years” on 2.8.2024.
2. A drainage proposal was submitted on 6.8.2025. Comments from the Drainage Services Department was received on 27.1.2026. A revised drainage proposal was submitted on 30.1.2026. The approval condition did not have enough time to comply before 2.2.2026 (half of the duration of the temporary approval).
3. The previous application covered a larger extent of land which portion of the area is excluded from the current application. The site area is reduced from 1,647m² to 1,268m².
4. Thus, the applicant would like to apply an application afresh to continue the operation.

Introduction

5. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Mr. LAI Kwok Man (“the Applicant”) in support of the planning application for ‘Temporary Private Vehicle Park (Excluding Container Vehicles) and associated Filling of Land for a Period of 3 Years’ (“the Proposed Development”) on Lot 1020 (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

Application Site (Plans 1 and 2)

6. The Site comprises Lot 1020 (Part) in D.D. 109, Kam Tin, Yuen Long, New Territories. The Site is accessible from Kong Tai Road via a local track leading to the ingress to its west.
7. The site area is about 1,268 m². No Government Land is involved.

Planning Context

8. The Site falls within an area zoned “Agriculture” (“AGR”) on the Approved Kam Tin North Outline Zoning Plan (the “OZP”) No. S/YL-KTN/11.
9. The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
10. According to the Notes of the OZP, temporary use or development of any land or building not exceeding a period of 3 years requires planning permission from the Board, notwithstanding that the use or development is not provided for in terms of the OZP.

11. Given that no structures will be erected in the Proposed Development, approval of the application on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the “AGR” zone.

Development Parameters

8. The vehicle park serves to meet the parking demand of nearby villagers (Tai Kong Po Tsuen and Cheung Kong Tsuen) and residents. 19 nos. of parking space for private cars and 4 nos. parking space for light goods vehicles (LGV) are proposed at the Site (**Plan 3**). The site has been divided into different sections and rented out to nearby villagers (Tai Kong Po Tsuen and Cheung Kong Tsuen) and residents. Only registered car owners are allowed to park at the Site.
9. Operation hours are 24 hours daily, including Sundays and public holidays.
10. The entire site has been filled with concrete of about 0.8 m in depth (from 10.9 mPD to 11.7 mPD) (**Plan 4**) to level with the surrounding area. The application serves to regularise the existing filling of land within the Site. The Applicant undertakes to reinstate the Site upon expiry of the planning approval.

Similar Applications

14. There are similar applications for vehicle park use approved by the Committee within the “AGR” zone on the OZP in the past 5 years:
15. The similar applications were approved by the Committee on considerations that temporary approval would not frustrate the long-term planning intention of the “AGR” zone; not incompatible with surrounding land uses; and no adverse departmental comments or the concerns could be addressed by relevant approval conditions.
16. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the similar approved applications.

No Adverse Impacts to the Surroundings

Visual and Landscape

17. Given that no structures will be erected at the Site, the applied use is considered not incompatible with surrounding land uses mainly comprising warehouses, parking of vehicles, hobby farms, residential dwellings and agricultural land. No vegetation clearance and tree felling will be carried out at the Site. As such, adverse visual and landscape impacts to the surrounding areas should not be anticipated.

Traffic

18. The daily trip attraction and generation rates are expected as follows:

	Daily Trip Attractions	Daily Trip Generations
08:00 – 09:00	0	0
09:00 – 10:00	0	0
10:00 – 11:00	0	2
11:00 – 12:00	2	2
12:00 – 13:00	2	2
13:00 – 14:00	2	2
14:00 – 15:00	2	1
15:00 – 16:00	1	1
16:00 – 17:00	1	1
17:00 – 18:00	1	1
18:00 – 19:00	1	1
19:00 – 20:00	1	1
20:00 – 08:00	2	1
Total Trips	<u>15</u>	<u>15</u>

19. In view of the low trip attraction and generation rates, it is expected that the Proposed Development should not cause adverse traffic impacts to the adjacent areas and road network.
20. A 7.5m-wide vehicular access is provided to the west of the Site. Sufficient space is provided for vehicle manoeuvring within the Site (**Plan 5**). No parking, reversing or turning of vehicles on public road is expected. No container vehicles and vehicles exceeding 5.5 tonnes will be allowed to park at the Site.

Drainage

21. The applicant will submit a drainage proposal, with provision of peripheral u-channels and catchpits to mitigate any potential adverse drainage impacts generated by the proposed development after planning approval has been granted from the Board. The applicant will implement the proposed drainage facilities at the Site when the proposal is accepted by the Drainage Services Department.

Environment

22. The Applicant undertakes to follow the measures as set out in the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by the Environmental Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.

23. The Proposed Development is intended for the use of parking of vehicles only. No container vehicles/tractors and vehicles exceeding 5.5 tonnes will be allowed to park at, stall at, enter or exit the Site. No car beauty services, vehicle repairing, dismantling or other workshop activities will be allowed at the Site. No public announcement systems, whistle blowing or portable loudspeaker will be allowed within the Site. As such, potential adverse noise impacts to the surrounding areas are not anticipated.

Planning Gain

26. The Proposed Development serves to cater for the demand for parking spaces of nearby villagers (Tai Kong Po Tsuen and Cheung Kong Tsuen) and residents and alleviate the problem of roadside illegal parking in the vicinity.

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